



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: August 22, 2023
Project: Taldo **Rezoning**
Planner: Mark Latham, City Planner

**PUBLIC HEARING AND PLANNING COMMISSION AGENDA ITEM
PH1, PC1**

REZONING REQUEST

290 South Barrington
Parcel # 830-37553-000
and 830-37557-000

SUMMARY: The applicant is requesting to rezone 1.561 acres from C-2 (Commercial) to C-T (Trades and Services).

CURRENT ZONING: C2 – Commercial

REQUESTED ZONING: CT – Commercial Trades

FUTURE LAND USE CATEGORY: RM– Residential
Medium

CITY WARD: 3- Mike Washkowiak and Tim Burress

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications and Ozark Go

PROJECT SYNOPSIS:

The owner believes the rezone is a better fit for CT than a C-2. The owner desires to utilize the property as a warehouse/office for commercial operations for trades and services.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for Residential Medium (RM) From the Vision Plan Document adopted by the City Council in June 2023:

R-M, Residential Single-Family district. The purpose of this district is to accommodate single- family residential development which are highly connected, compact blocks with street patterns and reduced setbacks.

STAFF ANALYSIS: This application requests a rezoning for development of an office/warehouse complex for trades and services. The current zoning is C-2, commercial. The request for C-T is well aligned with the request.

APPROVAL CRITERIA:

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(1) Consistency of the proposal with the comprehensive plan.

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential Medium. According to the City's Vision Plan, this request meets the intent of the Future Land Use Map for this area since it is currently zoned as C-2.

(2) Consistency of the proposal with the purpose of these regulations.

"The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities."

STAFF ANALYSIS: The character of the Commercial Trades and Services along Barrington will not be negatively affected by this rezoning request since the current zoning is C-2.

(3) Compatibility of the proposal with the zoning, uses and character of the surrounding area.

STAFF ANALYSIS: The requested use is for Commercial Trades and Services, is surrounded by C-2 and R-3.

The actual uses of the surrounding properties include Residential Estate.

North- zoned C2

East-zoned C2

South-zoned R-3

West-zoned C2

(4) Extent to which approval of the proposed rezoning will detrimentally affect nearby property

including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.

STAFF ANALYSIS: Nearby properties will not be affected at all by this requested rezoning.

- (5) *Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and*

STAFF ANALYSIS: This area has remained C-2.

- (6) *Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical.*

STAFF ANALYSIS: The proposed rezoning will not affect services in this area.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one comment in support for this project and will update the Planning Commission at the meeting if any additional comments are submitted.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning request of 1.561 acres from C-2- Commercial to C-T, Commercial Trades and Services.

PROCESS NOTES:

1. This rezoning must proceed to the City Council for approval.
2. Any improvements to this site require additional review.

USE COMPARISON CHART							
Zoning Districts	N-C	C-1	C-2	C-T	L-I	I	EU-L
Zoning Districts	N-C	C-1	C-2	C-T	L-I	I	EU-L
Civic and commercial uses							
Industrial, manufacturing, and extractive uses							
Asphalt or concrete plant	NP	NP	NP	NP	NP	C	NP
Auto wrecking or salvage yard	NP	NP	NP	NP	NP	C	NP
Basic industry	NP	NP	NP	NP	C	P	NP
Freight terminal	NP	NP	C	NP	C	P	NP
Manufacturing, general	NP	NP	NP	NP	C	P	NP
Manufacturing, limited	NP	NP	NP	P	P	P	NP
Mining or quarrying	NP	NP	NP	NP	NP	C	NP
Soil borrowing	NP	NP	NP	NP	C	C	P
Research services	NP	C	C	C	C	P	C
Warehousing primary	NP	NP	NP	C	P	P	NP
Warehousing ancillary	NP	NP	C	P	P	P	NP

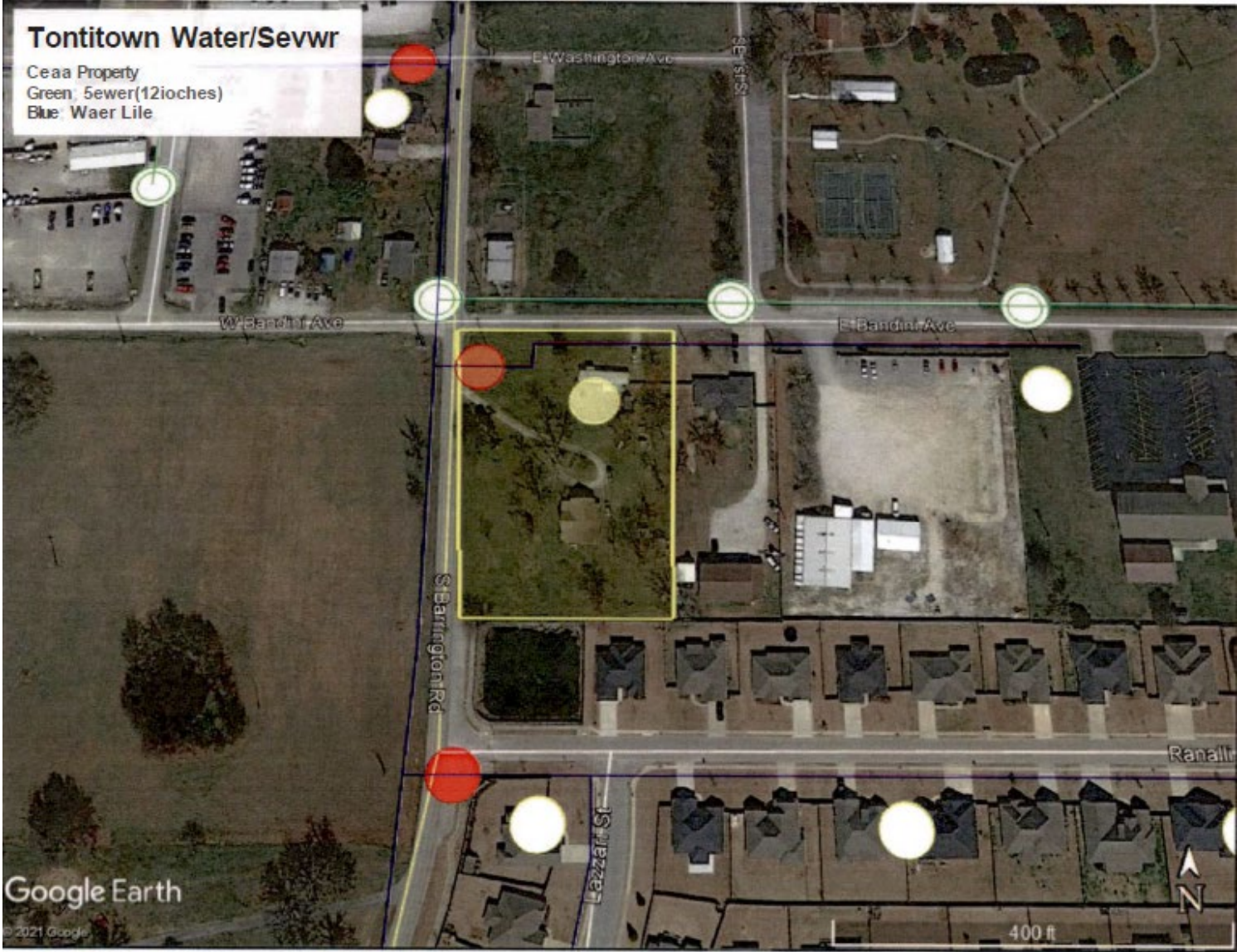
FUTURE LAND USE



Tontitown Future Land Use (with reference layers)

- Designation
- AG
 - HD
 - LE
 - LI
 - OS
 - PI
 - RC-C
 - RC-N
 - RC-T
 - RE
 - RM
 - Planning Area
 - City Limits
 - Outside City Limits
 - Other Streets

SITE LOCATION



ZONING

